

January 26, 2022

WILMAPCO (Chair)

Rt. 9/13 All Civics

Collins Park Civic Association

Dunleith Civic Association

Hamilton / Eden Park Civic Association

New Castle Prevention Coalition

Overview Gardens / Garfield Park Civic Association

ProRank Business Solutions, LLC

Rep. Frank Cooke

Rosegate Civic Association

Rose Hill Gardens Civic Association

University of Delaware Partnership for Healthy Communities

YWCA Delaware

Mr. Rich Hall, AICP  
Land Use General Manager  
87 Read's Way  
New Castle, DE 19720

Mr. Hall:

The *Route 9 Master Plan Monitoring Committee (R9MC)* is pleased to support the Draft New Castle County @ 2050 Comprehensive Plan so long as the principal recommendations of the Route 9 Master Plan (R9MP) are included in the final text. We thank you for including the recommendations our Committee suggested in a September 2021 letter and offer the following, based on the Draft December 2021 document:

- We understand that it is not practicable for all the recommendations in the R9MP to fit into the main text of the County Comprehensive Plan. However, given the huge community effort in crafting the R9MP, we recommend placing the R9MP, or its recommendations (including new suggestions from the R9MC), in the appendix. Crucially, the main body of the Comprehensive Plan should then state that these R9MP recommendations apply for redevelopment within the study area.
- During a meeting on January 6, 2022 to review the draft Plan, we understood from Phil McBride that the “New Castle County Land Use Policy” map shown on page 257 needs to be revised. We ask that an updated version of this map be reviewed with the R9MC at a future meeting before it is finalized.
- In the description of “Community Development Areas” on page 103, we feel the policy language should be more action oriented towards implementation of the respective plans. As it stands, the language reads more “reactionary to” any development. While that is important, policy along Route 9 should also include a commitment to driving recommended redevelopment.
- In Section M, the history of inequitable decision-making should be acknowledged and it should be noted how the County will seek to make amends.
- On page 344, in 1.2.5, and in Appendix F add educational and add informational elements to park space. We would also recommend “*enhancing* existing infrastructure with modern equipment,” particularly for Route 9 area parks. Moreover, additional open space opportunities could be created from phased-out industrial uses and funding, training, and tools provided to local communities to maintain their local parks.

- We believe the health and environmental impacts from **existing industrial uses** should also be better monitored and mitigated. Ambient and fence line air monitoring, including of ethylene oxide, is essential to measure and help achieve the Plan's stated EJ goals, reduce cancer risk, and ensure comprehensive hazard preparedness. In Section M and in Appendix F, for example, add language to support efforts to better monitor air quality in industrial communities, such as the Route 9 corridor and especially around Eden Park which has a high level of dust pollution. Further, proactively phase out through zoning adjustments or amortization those uses that harm communities.
- More detailed actions to understand and mitigate residential truck traffic should be made. In Appendix F, for example, note support for the ongoing *Port of Wilmington Access Study* which is examining proposals in the R9MP that would make truck movement more efficient and less burdensome in the Route 9 corridor.

The mission of the Route 9 Master Plan Monitoring Committee is to help guide and fulfill the recommendations of the Master Plan, which established a shared vision for the transportation and land use redevelopment of the Route 9 corridor. This work will be accomplished through a collaborative dialogue between its membership, which includes implementing agencies, local civic and community leaders, other key stakeholders, and the communities they represent.

Please feel free to reach out to me directly if you have any questions or concerns! I can be reached at: [bswiatek@wilmapco.org](mailto:bswiatek@wilmapco.org), or 302-737-6205 x113.

Sincerely,



Bill Swiatek, AICP  
Chair, Route 9 Master Plan Monitoring Committee

CC: Members of New Castle County Council  
Members of the R9MC